

035.0

0004

0014.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
712,900 / 712,900
APPRAISED:
712,900 / 712,900
USE VALUE:
712,900 / 712,900
ASSESSED:
712,900 / 712,900
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		NORCROSS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PENNINGTON CALEN &	
Owner 2: BURNS BRIDGIT	
Owner 3:	

Street 1: 3 NORCROSS STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MAKSEYN JOHN D & LIN ZHANG -

Owner 2: -

Street 1: 9 SAWIN ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,955 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1939, having primarily Wood Shingle Exterior and 1510 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4955		Sq. Ft.	Site		0	64.	1.15	3									363,936						363,900	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							4955.000		348,400		600		363,900		712,900							
Total Card							0.114		348,400		600		363,900		712,900		Entered Lot Size					
Total Parcel							0.114		348,400		600		363,900		712,900		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		471.99		/Parcel: 471.9				Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	348,200	600	4,955.	363,900	712,700	712,700	Year End Roll	12/18/2019
2019	101	FV	290,300	600	4,955.	329,800	620,700	620,700	Year End Roll	1/3/2019
2018	101	FV	290,300	600	4,955.	312,800	603,700	603,700	Year End Roll	12/20/2017
2017	101	FV	290,300	600	4,955.	273,000	563,900	563,900	Year End Roll	1/3/2017
2016	101	FV	290,300	600	4,955.	233,100	524,000	524,000	Year End	1/4/2016
2015	101	FV	271,900	700	4,955.	216,100	488,700	488,700	Year End Roll	12/11/2014
2014	101	FV	177,400	700	4,955.	179,100	357,200	357,200	Year End Roll	12/16/2013
2013	101	FV	177,400	700	4,955.	170,600	348,700	348,700		12/13/2012

Parcel ID 035.0-0004-0014.0

!2907!

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAKSEYN JOHN D	63679-542		5/30/2014		526,000	No	No		
DIZIO ANNE S/MI	62737-51		10/3/2013	Change>Sale	352,000	No	No		
DIZIO ANNE S	53107-544		6/30/2009	Family		1	No	No	
CONNOLLY BARBAR	27604-121		8/25/1997		184,300	No	No	Y	

PAT ACCT.

2907

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/11/2018	941	Addition	154,306	O				
12/3/2013	1759	Add Bath	5,000	C				
11/1/2013	1616	Heat App	8,000	C				
10/7/2013	1489	Redo Kit	7,500	C				
1/9/2013	19	Manual	1,917	C				
8/30/1993	418	Manual	3,500				SIDING	
8/5/1992	356	Manual	2,000				SHINGLES ON FRONT	

ACTIVITY INFORMATION

Sign: / / /

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
6/16/2015	SQ Returned	EMK	Ellen K
5/13/2014	External Ins	PC	PHIL C
2/6/2014	Info Fm Prmt	EMK	Ellen K
1/31/2014	Info Fm Prmt	EMK	Ellen K
1/28/2014	Info Fm Prmt	EMK	Ellen K
4/27/2009	Measured	163	PATRIOT
2/25/2000	Meas/Inspect	197	PATRIOT
8/20/1993		RV	

VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	OthrFix:	Rating:
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:														
Roof Struct: 3 - Gambrel	Roof Cover: 5 - Tile	Color: TAN	View / Desir:	Kits: 1	Rating: Good	A Kits:	Rating:	Fpl: 1	Rating: Good	WSFlue:	Rating:						
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID									
Grade: C+ - Average (+)	Year Blt: 1939	Eff Yr Blt:		Location:		Total Units:		1st Res Grid	Desc: Line 1	# Units: 1							
Alt LUC:		Alt %:		Floor:				Level	FY LR DR D K FR RR BR FB HB L O								
Jurisdct: G20		Fact: .		% Own:				Other									
Const Mod:		Lump Sum Adj:		Name:				Upper									
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	%	Phys Cond: GD - Good	18. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL					
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Economic:	%	Special:	%	Interior:	1	5	2						
				Override:	%			Additions:									
				Total:	18.6 %			Kitchen:									
								Baths:									
								Plumbing:									
								Electric:									
								Heating:									
								General:									
								Totals	1	5	2						
CALC SUMMARY				COMPARABLE SALES													
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar: 1	Electric: 3 - Typical	Basic \$ / SQ: 130.00	Size Adj.: 1.35000002	Const Adj.: 1.04029584	Adj \$ / SQ: 182.572	Rate	Parcel ID	Typ	Date	Sale Price					
Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	Other Features: 109781	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:										
# Heat Sys:	% Heated: 100	% AC: 100	Solar HW: NO	LUC Factor: 1.00	Adj Total: 428033	Depreciation: 79614	Deprecated Total: 348419	WtAv\$/SQ:		AvRate:		Ind.Val					
% Com Wall	% Sprinkled:			Juris. Factor: 1.00	Before Depr: 200.83	Special Features: 0	Final Total: 348400					Val/Su Net: 180.14					
												Val/Su SzAd: 291.69					
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 035.0-0004-0014.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X10	A	AV	1990	8.00	T	23.2	101			600		600
More: N	Total Yard Items:	600	Total Special Features:		Total:	600											
SKETCH																	
<p>The sketch illustrates a residential grid layout. The main building footprint is 12 units wide by 12 units deep, divided into four quadrants. The front entrance is at the bottom left. The first floor contains 5 rooms (RMS), 2 bedrooms (BRs), 2 baths, and 1 half-bath (HB). The second floor contains 2 rooms (RMS), 1 bedroom (BRs), and 1 bath (HB). The basement contains 2 rooms (RMS). The sketch also shows an enclosed porch (EFP) on the right side.</p>																	